

**PHA 5-Year and Annual Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing**

**OMB No. 2577-0226  
Expires 4/30/2011**

1.0	<p><b>PHA Information</b>                  PHA Name: <b>Blue Earth County Economic Development Authority</b> <span style="float: right;">PHA Code: MN167</span>                  PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8)                  PHA Fiscal Year Beginning: (MM/YYYY): <b>01-01-2015</b></p>																										
2.0	<p><b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above)                  Number of PH units: <b>75</b> <span style="float: right;">Number of HCV units: <b>72</b></span></p>																										
3.0	<p><b>Submission Type</b>  <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only</p>																										
4.0	<p><b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)</p>																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 5%;">PH</th> <th style="width: 5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
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PHA 1:																											
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PHA 3:																											
5.0	<p><b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.</p>																										
5.1	<p><b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <b>The Blue Earth County EDA's mission is to provide safe, decent and sanitary housing conditions for very low-income families and to manage resources efficiently. The EDA is to promote personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.</b></p>																										
5.2	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <ol style="list-style-type: none"> <li>1. Provide safe, decent, and affordable housing to low-income and very low-income people.             <ol style="list-style-type: none"> <li>a. Continued successful administration of the Housing Choice Voucher (HCV) and Public Housing Programs.</li> <li>b. Maintain a "High Performance" rating in the Housing Choice Voucher and the Public Housing Programs.</li> <li>c. Continue to improve the public housing units with the administration of the Capital Fund Program.</li> <li>d. Position the public housing units for the future, possibly employing the RAD program.</li> <li>e. Explore re-positioning some public housing units away from the City of Mapleton and closer to employment, educational, and medical services.</li> </ol> </li> <li>2. Expand Affordable Housing Opportunities             <ol style="list-style-type: none"> <li>a. Apply for any available funding opportunity to expand housing resources.</li> <li>b. Provide project based vouchers to affordable housing projects selected by MN Housing to be developed in Blue Earth County.</li> </ol> </li> <li>3. Address the needs of the homeless in Blue Earth County             <ol style="list-style-type: none"> <li>a. Continued successful administration of the Bridges Program.</li> <li>b. Increase the units of Bridges funding if available.</li> </ol> </li> <li>4. Help move citizens to economic self-sufficiency             <ol style="list-style-type: none"> <li>a. Continued successful administration of homeownership educational programs: Home Stretch and the HCV Homeownership Program.</li> <li>b. Continue to obtain and provide gap financing when available.</li> <li>c. Continue to administer the Family Self-Sufficiency Program.</li> </ol> </li> </ol> <p style="text-align: center;">Please see #10.0 for a report on progress made in meeting the goals and objectives described in the previous 5-year plan.</p>																										
6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <b>None.</b></p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <b>The PHA 5-Year and Annual PHA Plan are available at the City of Mankato offices located at 10 Civic Center Plaza, Mankato MN, as well as at the Blue Earth County Administrative offices located at 204 S. Fifth St., Mankato, MN. The Plans may also be obtained from the City of Mankato website at <a href="http://www.ci.mankato.mn.us">www.ci.mankato.mn.us</a> as well as the Blue Earth County website at <a href="http://www.co.blue-earth.mn.us">www.co.blue-earth.mn.us</a>.</b></p>																										

7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i> The Blue Earth County EDA will explore the use of the Rental Assistance Demonstration (RAD) program to re-position the public housing units for the future. This may entail moving some housing stock closer to employment opportunities, educational and medical services.</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Currently, market rate rental units located in the City of Mankato are in short supply; affordable units are not available and are in great demand by low-income people. Although there are housing units available in the more rural areas in the county, low-income people report that they do not have the transportation needed to get to work or school from these locations. Housing Choice Vouchers are slow to turn over; this waiting list is closed. Public housing units are also slow to turn over and the waiting lists are growing for all bedroom sizes. Area homeless shelters are full and shelters report turning people away at a greater rate than in the past. The waiting list for the Bridges program is growing; the program is leased to capacity. Other project based affordable units in the county report having waiting lists and no vacancies and slower turn-over than in other years.</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>The Blue Earth County EDA will continue to provide the HCV and Public Housing Programs, as well as the Bridges Program. The EDA will apply for any opportunity that arises to increase the amount of affordable housing in the County. The EDA will continue to ready clients for homeownership, moving them from scarce assisted rentals to self-sufficiency.</p>

10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. In the previous five years, the EDA has achieved the following goals:</p> <ol style="list-style-type: none"> <li>1. <b>Expand the supply of assisted housing:</b> The EDA expanded the supply of assisted housing by securing three additional Bridges vouchers to address the needs of the disabled. Also, public housing vacancies and turn around days were reduced. Breckenridge Townhomes were constructed and are fully occupied. Breckenridge provides nine public housing units, four of which are reserved for long-term homeless families. The development also provides an additional nine affordable units; of the 18 units two are accessible.</li> <li>2. <b>Improve the quality of assisted housing:</b> The quality of the public housing stock is improved with new inspection protocols that have decreased the number of work orders, improved management, and have greatly improved REAC inspection scores. Continued successful administration of the Capital Fund Program has provided the funding needed to rehab our older public housing stock; this effort continues.</li> <li>3. <b>Increase assisted housing choices:</b> The HCV Program has been marketed to rental property owners annually during the Landlord Training provided by the City of Mankato. The provision of homebuyer educational programs has helped to move assisted renters into home ownership, thus freeing assisted housing stock.</li> <li>4. <b>Improve community quality of life and economic vitality:</b> The continued rehab of our public housing units improves the living environment for our public housing tenants. Those enrolled in the Family-Self-Sufficiency Program are encouraged to earn higher wages to achieve the goal of home ownership, additional education, or perhaps the origination of a small business, thus improving their quality of life.</li> <li>5. <b>Promote self-sufficiency and asset development of families and individuals:</b> The Blue Earth County EDA continues to administer a successful Family Self-Sufficiency program as well as a successful Housing Choice Voucher Homeownership Program. Currently, 30 families in the County are using vouchers to purchase their homes, thus expanding their personal assets. The Family Self-Sufficiency Program is currently depositing \$2,260 monthly into participants escrow accounts and has an overall escrow balance of \$28,484.</li> <li>6. <b>Ensure Equal Opportunity in Housing for all Americans:</b> The EDA partners with the local Legal Aid office to provide Fair Housing Education to area property owners. The EDA has provided homeownership education in Spanish, Arabic, Somali, and American Sign Language. The EDA provides language translators when needed and follows the Limited English Proficiency Plan to ensure language barriers do not limit housing access.</li> <li>7. <b>Pursue expanding the HCV program:</b> If and when available, the EDA will apply for additional vouchers to help meet the need for affordable housing in our community. The EDA has taken efforts to control costs to ensure the maximum number of vouchers is leased. These efforts include a change in occupancy standards as well as the reduction in the payment standard.</li> </ol> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification":</p> <p><b>The Blue Earth County EDA defines a "significant amendment" as an additional activity that was not included in the 5Year Plan, and a "substantial deviation/modification" as a change in policy/activity direction that would require Board Approval.</b></p>
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11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ol style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ol>
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**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**Part I: Summary**

PHA Name/Number Blue Earth County		Locality (City/County & State) Mankato, MN in Blue Earth County				
EDA/MN167		Work Statement for Year 1 FFY 2015	Work Statement for Year 2 FFY 2016	Work Statement for Year 3 FFY2017	Work Statement for Year 4 FFY 2018	Work Statement for Year 5 FFY2019
Development Number and Name						
A.	MN167000001		70,000	70,000	70,000	70,000
B.	Physical Improvements Subtotal					
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other – Fees and Costs					
G.	Operations		7,850	7,850	7,850	7,850
H.	Demolition					
I.	Development					
J.	Capital Fund Financing -- Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds		112,000	112,000	112,000	112,000
M.	Grand Total		112,000	112,000	112,000	112,000





Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 8/31/2013

Part I: Summary		Grant Type and Number		FFY of Grant: 2015	
PHA Name: Blue Earth County EDA		Capital Fund Program Grant No: MN46P16750115		FFY of Grant Approval: 2015	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant	<input type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:1 )		
Line	Summary by Development Account	Total Estimated Cost Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup> Expended	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	7,850			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000			
10	1460 Dwelling Structures	63,163			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$112,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>		<b>Date</b>	

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 8/31/2013

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages		Federal FFY of Grant: 2014						
PHA Name: Blue Earth County EDA		Grant Type and Number Capital Fund Program Grant No: MN46P16750114						
Development Number Name/PHA-Wide Activities		CFPP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
MN167000001	Operations	1406	Lump Sum	7,850				
MN167000001	Site improvements to include landscaping, installation of underground sump pump hoses, concrete repair,	1450	Area Wide	40,000				
MN167000001	Bathroom rehab as units become vacant,	1460	1	11,883				
MN167000001	Flooring as units become vacant	1460	5	20,081				
MN167000001	Window and Door Replacement	1460	3	12,586				
MN167000001	HVAC and hot water heater replacement	1460	1	1,600				
MN167000001	Roof replacement	1460	3	18,000				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>2</sup> To be completed for the Performance and Evaluation Report.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 8/31/2013

Part I: Summary		Grant Type and Number		FFY of Grant: 2014	
PHA Name: Blue Earth County EDA		Capital Fund Program Grant No: MN46P16750114		FFY of Grant Approval: 2014	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 7/31/2014 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Original	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>
1	Total non-CFF Funds				Expended
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	7,850	8,850		
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,000	10,199	10,199	3,365.67
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000	40,000		
10	1460 Dwelling Structures	63,163	52,964	6,310	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$112,013	\$112,013	\$16,509	\$3,365.67
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>Robert W. Meyer</i>		<i>Robert W. Meyer</i>		7/21/14	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.



